



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: February 20, 2008
AGENDA DATE: February 27, 2008
PROJECT ADDRESS: 1744 Prospect Avenue (MST2007-00653)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*
 Roxanne Milazzo, Associate Planner *RM*

I. PROJECT DESCRIPTION

The project consists of a 4,041 square foot project site is currently developed with a single-family residence and garage. The proposed project involves 105 square feet of first floor additions to the residence. The discretionary application required for this project is a Modification to permit the additions to reduce the existing open yard area (SBMC §28.18.060).

Date Application Accepted: December 31, 2007 Date Action Required: March 31, 2008

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Amy Taylor	Property Owner:	Christi Vior and Chuck Santry
Parcel Number:	027-141-028	Lot Area:	4041.83 sf
General Plan:	3 units/acre	Zoning:	R-2
Existing Use:	Single Family Design	Topography:	21% slope
Adjacent Land Uses:			
	North – Single Family Residence		East – Single Family Residence
	South - Duplex		West – Single Family Residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,358 sf	105 sf addition
Garage	314 sf	No Change
Accessory Space	None Existing0	No Change

III. LOT AREA COVERAGE

Lot Area:	4,041.83 s.f
Building:	1,883 sf; 47%
Hardscape:	1,065 sf; 26%
Landscape:	1,094 sf; 27%

IV. DISCUSSION

This project was reviewed by the Single Family Design Board on January 22, 2008 and given direction to obtain a Modification and then to return to Staff for administrative approval.

The existing residence has non-conforming open yard area. Therefore, any reduction of the remaining yard requires a Modification. The proposed project improves the existing living space by adding 37 square feet to a rear bedroom and 78 square feet to the existing living room. Expanding the existing floor plan rather than going second story preserves the ocean views for the neighbor to the rear. The living room expansion has the added benefit of bringing the residence's floor plan to the same level as the existing garage roof deck, providing improved access to the area used for enjoying the property's ocean views.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project making the findings that the Modification is necessary to secure an appropriate improvement of minor expansion of the residence's existing floor plan and is consistent with the purposes and intent of the Zoning Ordinance in that the areas being eliminated by the proposed additions will not take away areas currently used for outdoor recreation.

Exhibits:

- A. Site Plan
- B. Applicant's letter dated December 31, 2007

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

Chuck Santry
Christi Vior
1744 Prospect Avenue
Santa Barbara, CA 93103

December 31, 2007

Staff Hearing Officer
City of Santa Barbara
P.O. Box 1990
Santa Barbara, CA 93102-1990

RE: Modification Request for 1744 Prospect Avenue
Assessor's Parcel Number: 027-141-028
Zoning: R-2

Dear Staff Hearing Officer:

The property consists of an existing home of approx. 1450 sq. ft., with a detached two car garage/deck. The garage/deck is at street level and the home sits above and overlooks the garage/deck. The home is directly in front of neighbors living behind. Any addition to the existing home adding second story would affect neighbor's ocean/city view. The proposed project is to build out a small area of approx. 37 sq. ft., in rear of home on South East portion of the home and add approx. 78 sq. ft., in North West of the home.

The proposed project being requested is to allow a Modification of the Open Yard Area Requirement for an approx. 105 sq. ft., (net) to be added to existing home into small yard spaces. The Modifications requested are to allow more efficient use of the existing home.

The first Modification requested is to "square off" the back portion of the home which will allow more floor space to a small bedroom and move existing laundry room, to allow more efficient use of the square footage.

The second Modification requested is to allow a small addition to the living room. The existing living room square footage is small and this Modification would allow living space to exit out to exterior deck and again, more efficient use of existing space.

EXHIBIT B

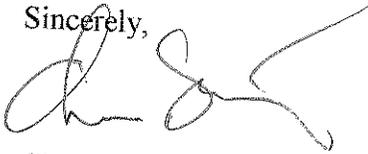
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The major benefits of allowing this Modification to the Open Space requirement are:

The impact on any neighboring properties would be minimal or none. The addition of square footage would allow a much more efficient use of the living space to the existing home with the least amount of impact on the home and surrounding neighbors.

The current zoning allows additional square footage "going up" but, the impact on the neighborhood and neighbors are strongly considered in these proposed Modifications.

Sincerely,



Chuck Santry



Christi Vior